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23 NOV 1965

MEMORANDUM FOR: Deputy Director for Support

SUBJECT : Printing Services Building

REFERENCE : Your memorandum to ADD/L, dated
15 November 1965, same subject

1. This memorandum is for information only.

2. A combination of unforeseen circumstances has delayed our originally planned completion date for this new facility. We had anticipated completion of the construction phase of the project in November 1966, to be followed by the movement and installation of equipment with a completely operational facility early in 1967. Admittedly, this was a tentative schedule developed before we were fully into the architect-engineer phase of the project but it appeared to be realistic and within the bounds of accomplishment. Present indications are that the construction phase should adhere to the following schedule which was developed with Mr. J. Rowland Snyder, Director, Design Division, Public Buildings Service, General Services Administration, on Wednesday, 17 November 1965:

a. Return final, checked plans to GSA in order that corrections can be made and reproduction of plans by GSA started by

26 November 1965

b. GSA advertise for bids.

14 December 1965

c. Bid opening

20 January 1966

d. Contract award

20 February 1966

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e. Contract completion *1 March 1967
(bids based on 12 months
contract period)

f. Contract completion 1 June 1967
(bids based on 15 months
contract period)

*It should be anticipated that the contract bidding will be higher under this accelerated contract period (12 months vice 15 months). Bidders will be requested to bid on both contract periods.

3. In our judgment, the basic problem contributing to the delay on this project has been a lack of coordination and cooperation between the General Services Administration, our construction agent, and the architect-engineer firm.

4. In respect to this problem, we had no alternative but to ask GSA to act as our construction agent. I am sure you are aware of the careful selection of the architect-engineer firm, [REDACTED]. They are highly regarded and were selected in complete accord with GSA from a group of A&E firms which we suggested to GSA would be acceptable to us. It was our considered judgment that this firm could and would design a highly functional building to meet the requirements of the Printing Services Division. The General Services Administration awarded the A&E contract in November 1964, with a completion date of May 1965. Progress was slow, despite efforts by us and GSA to accelerate the project. At a meeting on 14 July 1965, attended by representatives of the A&E, GSA and the Office of Logistics, the A&E advised GSA and us that, based on our stated requirements, he could not guarantee that the construction costs of the building would be within the basic construction funds available, \$1,500,000. This touched off extended discussion and subsequent recommendations by the A&E for reducing the costs of the building. These recommendations were, of course, referred to and discussed with the Office of Logistics (Real Estate and Construction Division and Printing Services Division).

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Much time was lost in protracted discussions between the A&E and GSA Cost Estimators in an attempt to reconcile their respective estimates. A factor further delaying progress was the reluctance of the A&E to make changes and/or corrections in the plans as requested by us after our review of the plans. These plans are passed from the A&E to GSA to us and after our review are returned to GSA for transmission to the A&E for incorporation of our requested changes in the plans. Notwithstanding our repeated criticism and objections, the plans come back to us for further review without the changes and/or corrections. Our most recent review disclosed that all our requested changes and/or corrections have not yet been incorporated in the plans which, of course, will be a part of the bidding documents to be sent to the contractors.

5. It is probable that we, ourselves, may have contributed to a limited extent to the overall delay of this project. Lengthy discussions on security and safety aspects of the building, together with extended consideration of proposed changes by the A&E to reduce the cost of the building, are factors which can reasonably be attributed to us, but they are relatively insignificant in the overall picture.

6. On Friday, 19 November 1965, we returned the Architectural and Structural Drawings to Mr. Snyder with our comments and requested corrections noted thereon. We received the Mechanical and Electrical Drawings on Thursday, 18 November 1965, and are proceeding with our review of these drawings. We have advised Mr. Snyder that we will make every effort to return these drawings with our comments prior to completion of the reproduction of the Architectural and Structural Drawings and recommended that the corrections requested be accomplished and the corrected drawings with our final approval be reproduced starting 26 November 1965.

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7. I am not suggesting or recommending any specific action at this time. I am confident that our recent discussions with Mr. Snyder have impressed him with the urgency of this project and our dissatisfaction with the progress to date. Mr. Snyder's recent schedule appears realistic and within the bounds of accomplishment. We will cooperate with GSA in any way possible to keep the project on schedule and will continue to exert pressure on all concerned with the completion of this building.


GEORGE E. MELCON
Director of Logistics

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